

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1209 RED RIVER STREET FROM COMMERCIAL LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS DISTRICT (CBD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial liquor sales (CS-1) district to central business district (CBD) district on the property described in Zoning Case No. C14-2012-0087, on file at the Planning and Development Review Department, as follows:

a 0.4383 acre tract of land, more or less, all of Lot 1 and the west 43 feet of Lot 2, Block 143 of the original City of Austin the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1209 Red River Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_, 2012      §  
   §  
   §

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard      Shirley A. Gentry  
City Attorney      City Clerk

**CRICHTON AND ASSOCIATES, INC.**

**LAND SURVEYORS**

**6448 HIGHWAY 290 EAST**

**SUITE B-105**

**AUSTIN, TX 78723**

**512-244-3395 - PHONE**

**512-244-9508 - FAX**

**FIELD NOTES**

**FIELD NOTES 0.4383 ACRES BEING ALL OF LOT 1 AND THE WEST 43 FEET OF LOT 2, BLOCK 143 ORIGINAL CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE ALONG WITH A PORTION OF RED RIVER STREET AS VACATED BY THE CITY OF AUSTIN IN VOL. 4575 PG. 951 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.**

Beginning at a ¾" iron pipe found on the North R.O.W. of East 12<sup>th</sup> Street being the on the South line of said Lot 2 also being the Southwest corner of the Resubdivision of Lot 3 and a Portion of Lot 2, Block 143, Original City of Austin, a subdivision recorded in Book 100 Pg. 4, Travis County, Texas Plat Records for the Southeast corner of this tract and the POINT OF BEGINNING

THENCE N.71°00'00"W. with the North R.O.W. of East 12<sup>th</sup> Street and the South line of said Lots 2 and 1, a distance of 112.00 feet to a point being the Southwest corner of said Lot 1, also being the South point of the vacation of Red River Street for the Southwest corner of this tract.

THENCE with a curve to the left being the East line of vacated Red River Steet, whose elements are R=590.00 feet, L=162.03 feet whose chord bears N.11°07'58"E., 161.52 feet to a point for the Northwest corner of this tract

THENCE S.71°00'00"E., at a distance of 22.11 feet pass the Northwest corner of said Lot 1 also being the Southeast corner of a 20 foot alley, continuing on the South line of said alley and the North line of said Lots 1 and 2 in all a distance of 134.11 feet to a point for the Northwest corner of said Resubdivision of Lot 3 and a Portion of Lot 2, Block 143, Original City of Austin for the Northeast corner of this tract.

THENCE S.19°00'00"W. through the interior of said Lot 2 with the West line of said Resubdivision of Lot 3 and a Portion of Lot 2, Block 143, Original City of Austin, a distance of 160.00 feet to the POINT OF BEGINNING and containing 0.4383 acres, more or less.

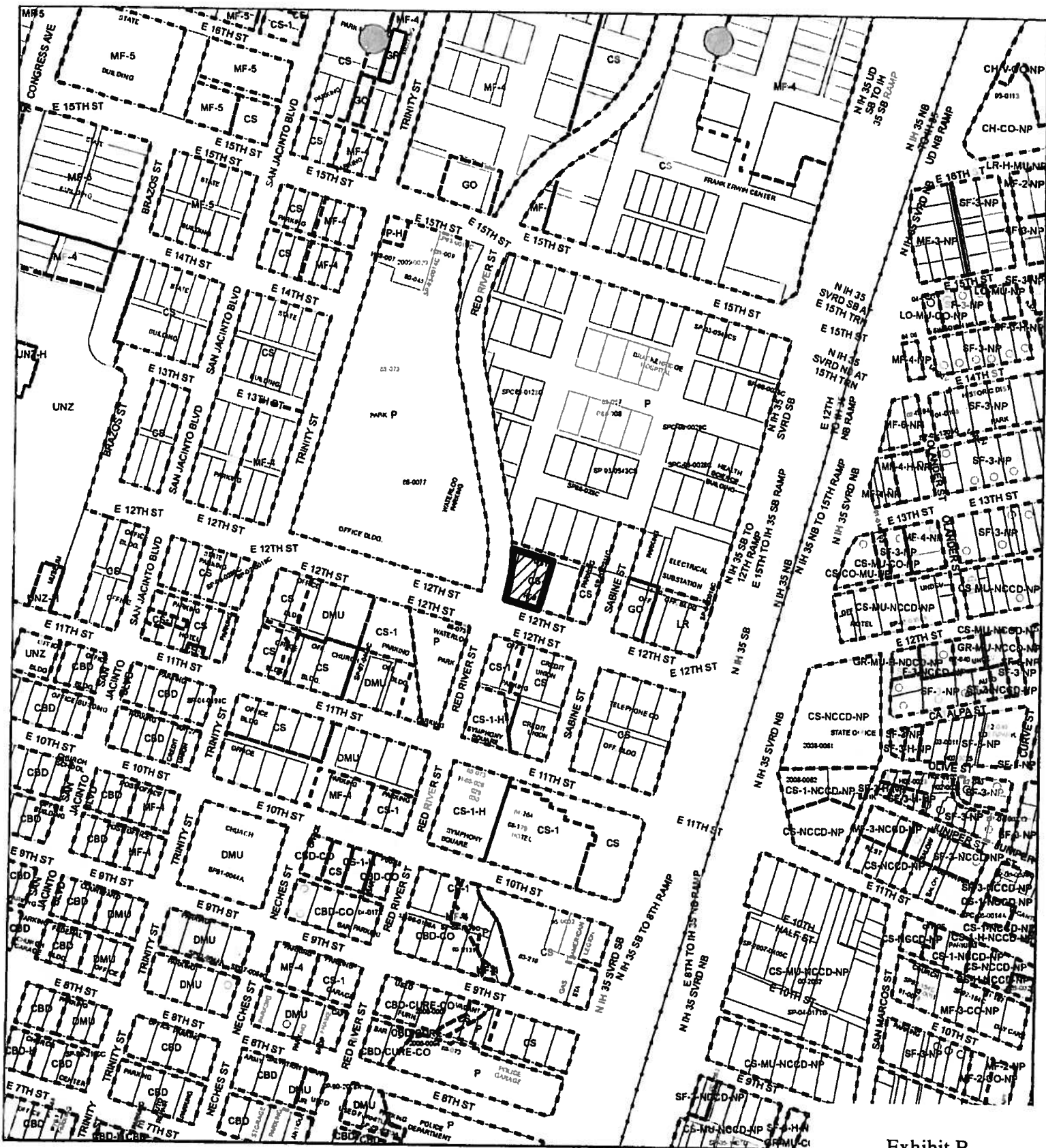
I hereby certify that the foregoing field notes were prepared partially from a survey on the ground and partially from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal June 28, 2012

Herman Crichton, R.P.L.S. 4046  
12\_211



SCANNED



## ZONING

ZONING CASE#: C14-2012-0087

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'

**LEGEND**

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY